

#### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

| Address              | 3 Saliba Court, Sunshine West Vic 3020 |
|----------------------|--|
| Including suburb and |  |
| postcode             |  |
|                      |  |
|                      |  |

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

| Range between | \$600,000 | & | \$640,000 |
|---------------|-----------|---|-----------|
|               |           |   |           |

#### Median sale price

| Median price  | \$690,000  | Hou | use X      | Unit |        | S    | uburb | Sunshine West |
|---------------|------------|-----|------------|------|--------|------|-------|---------------|
| Period - From | 01/07/2017 | to  | 30/06/2018 |      | Source | REIV |       |               |

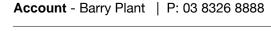
### Comparable property sales (\*Delete A or B below as applicable)

A\* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

| Add | dress of comparable property       | Price     | Date of sale |
|-----|------------------------------------|-----------|--------------|
| 1   | 24 Valentine Cr SUNSHINE WEST 3020 | \$650,000 | 21/04/2018   |
| 2   | 1 Killeen St SUNSHINE WEST 3020    | \$645,000 | 21/07/2018   |
| 3   | 13 Ingram Av SUNSHINE WEST 3020    | \$620,000 | 24/04/2018   |

#### OR

B\* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.













Rooms: 5

Property Type: House Land Size: 827 sqm approx

**Agent Comments** 

**Indicative Selling Price** \$620,000 - \$666,000 **Median House Price** Year ending June 2018: \$690,000

## Comparable Properties

16m2

24 Valentine Cr SUNSHINE WEST 3020 (REI)

**=** 3





Agent Comments

Price: \$650,000 Method: Auction Sale Date: 21/04/2018

Rooms: -

Property Type: House (Res) Land Size: 782 sqm approx

1 Killeen St SUNSHINE WEST 3020 (REI)

**-**3







**Agent Comments** 

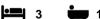


Rooms: -

Property Type: House (Res) Land Size: 606 sqm approx









**Agent Comments** 



Price: \$620,000 Method: Private Sale Date: 24/04/2018

Rooms: 6

Property Type: House Land Size: 745 sqm approx

Account - Barry Plant | P: 03 8326 8888





Generated: 26/07/2018 10:41